

**FALL CREEK VILLAGE HOMEOWNERS ASSOCIATION**  
**2025 ANNUAL DISCLOSURES**  
**January 01, 2025**

The following information is provided to Members of Fall Creek Village Homeowners Association, Inc ("FCVHA") pursuant to C.R.S 38-33.3-209.5:

1. The name of the association is Fall Creek Village Homeowners Association, Inc., a Colorado nonprofit corporation.
2. FCVHA's mailing and physical address is:  
**Mailing Address:**  
P.O. Box 3071  
Telluride, CO 81435  
**Physical Address:**  
4 Rivertrail  
Telluride, CO 81435  
  
Phone: (970) 728-5515  
Fax: (970) 728-1415  
Web: [www.jarmikproperties.com](http://www.jarmikproperties.com)  
Email: [jarmikpropertymanagement@gmail.com](mailto:jarmikpropertymanagement@gmail.com)
3. FCVHA does employ a management company named Jarmik Property Management, Inc.
4. The name of the common interest community managed by Jarmik Property Management, Inc. is "Fall Creek Village Homeowners Association."
5. The initial General Declaration for Fall Creek Village Homeowners Association was recorded on December 12, 1989, at Reception No. 262912 in the records of the San Miguel County Recorder. The General Declaration is available on the Jarmik Property Management, Inc. website under the "Declarations" link in "Governing Documents" division of the Fall Creek Village section and may also be obtained from Jarmik Property Management, Inc. upon request by Judi Balkind at (970) 728-5515.
6. FCVHA's fiscal year commences on January 1.
7. FCVHA's monthly assessment rates for 2025 can be found on the Jarmik Property Management, Inc. website under the "Budget" link and may also be obtained from Jarmik Property Management, Inc. upon request by Judi Balkind at (970) 728-5515.
8. FCVHA's annual financial statements are available on the Jarmik Property Management, Inc. website under the "Budget" link and may also be obtained from Jarmik Property Management, Inc. upon request by Judi Balkind at (970) 728-5515.
9. Copies of FCVHA insurance policies are available on the Jarmik Property Management, Inc. website under the "Insurance" link and may also be obtained from Jarmik Property Management, Inc. upon request by Judi Balkind at (970) 728-5515.